

Ward 5

Neighborhood Advisory Board



MEETING MINUTES

Tuesday ~ July 12, 2016
Scheduled Time: 5:30 – 7:30 p.m.
Reno City Hall Council Chambers
One East First Street, Reno, NV 89501

MEMBERS

Marcy Benner
Carly Borchard
Joe Fadrowsky
Sonya Giroux
Pamela McNeil
Mac Rossi
Bret Scoggin
Joe Serpa
Randall Sharp
Bruce Specter
Vacant

Council Liaison: Neoma Jardon

Community Liaison: Barbara DiCianno

1. CALL TO ORDER

Chair Rossi called the meeting to order at 5:31 p.m. A quorum was established.

2. ROLL CALL

MEMBERS PRESENT: Marcy Benner (arrived at 5:34 p.m.), Carly Borchard, Joe Fadrowsky, Pamela McNeil, Mac Rossi, Bret Scoggin, Randall Sharp and Bruce Specter

MEMBERS ABSENT: Sonya Giroux and Joe Serpa

POSITIONS VACANT: One

CITY COUNCIL LIAISON: Absent

COMMUNITY LIAISON: Barbara DiCianno

ALSO PRESENT: James Beattie – Associate Director of Student Engagement, University of Nevada
Brandon Boone – President, Associated Students of the University of Nevada
Stacie Huggins – Senior Planner, Wood Rodgers
Ken McNeil – Resident of Ward 5
Robert Rechin – Resident of Ward 5
Gabe Wittler – Senior Engineer, Odyssey Engineering

3. PLEDGE OF ALLEGIANCE

4. **PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

None.

5. APPROVAL OF AGENDA - For Possible Action

* Denotes **NON** action item

A. July 12, 2016

It was moved by member Fadrowsky, seconded by member Borchard to approve the agenda for the July 12, 2016 Ward 5 NAB meeting. The motion carried: members Borchard, Fadrowsky, McNeil, Rossi, Scoggin, Sharp and Specter assenting; members Benner, Giroux and Serpa absent; and one position vacant.

6. APPROVAL OF MINUTES - For Possible Action

A. June 14, 2016

The following change was made to the minutes for June 14, 2016:

- In agenda item 6A on page 2, the motion to approve the minutes for the Ward 5 Special NAB meeting on April 14th should read, "It was moved by member Fadrowsky, seconded by member Scoggin to approve the minutes for the Ward 5 Special NAB meeting on April 14, 2016. The motion carried: members Benner, Borchard, Fadrowsky, Giroux, Rossi, Scoggin and Sharp assenting; member McNeil abstaining; members Serpa and Specter absent; and one position vacant."

It was moved by member Fadrowsky, seconded by member Scoggin to approve the minutes for the June 14, 2016 Ward 5 NAB meeting with the aforementioned change. The motion carried: members Borchard, Fadrowsky, McNeil, Rossi, Scoggin, Sharp and Specter assenting; members Benner, Giroux and Serpa absent; and one position vacant.

7. ANNOUNCEMENTS / OLD BUSINESS

Community Liaison DiCianno made the following announcements:

- Congratulations to Ward 5 for having the most members of all the NABs sign up for their NAB Facebook page

8. UPDATE AND DISCUSSION FROM COUNCILMEMBER NEOMA JARDON

Council Liaison Jardon was unable to attend this meeting. Community Liaison DiCianno gave the following updates regarding traffic in the Somerset and Del Webb areas:

- There are several areas of concern regarding traffic issues in the Somerset area:
 - There are areas where sight distance is obstructed by vegetation
 - These areas are managed by the Somerset HOA
 - Code enforcement will send a notice regarding these areas
 - A speed radar has been located on Somerset west of Mae Anne Avenue
 - The City will add advanced intersection warning signage on Somerset in advance of Championship Trail
- There was a concern regarding truck traffic in the Del Webb area
 - There was a request for removal of the designation of primary emergency route on Del Webb west
 - This request was reviewed and denied
 - Traffic calming will not be available on Del Webb west
 - There was a request for construction truck traffic to be moved onto Del Webb east instead of Del Webb west
 - An existing median on Del Webb east needs to be cut back for truck travel
 - Permission is needed from the HOA for the cut back and is currently being worked on

Member Fadrowsky is on the Somerset Board and voiced appreciation for the speed radar set up in the Somerset area. The Somerset Board has not heard much communication from the City regarding traffic

* denotes **NON** action item

issues. Community Liaison DiCianno replied that City staff will follow up by providing information to the Somerset and Del Webb HOAs.

Member Fadrowsky clarified that Del Webb Parkway east is controlled by the Somerset Owners Association and not by Sierra Canyon Association. He volunteered to communicate with the Somerset Owners Association regarding the cut back of the median on Del Webb Parkway east if needed.

9. PRESENTATIONS/UPDATES - For Possible Action – (Limited to 10 minutes each including questions and answers.)

A. Fire Station 19 (Somerset) Status Update – David Cochran, Reno Fire Chief

David Cochran, Chief of the Reno Fire Department (RFD), gave the following update from the RFD on Fire Station 19:

- The RFD receives approximately 36,000 calls for service per year
 - Station 19 had the lowest call volume of all stations and has been browned out since 2010
- The RFD recognizes the need for Station 19
- Station 19 is scheduled to open on July 22nd
- The City recently hired 32 new firefighters
 - This includes 10 new positions
 - The remaining 22 positions were vacant or over hires which are defined to be those hired in excess of the budget
 - These persons were hired because the RFD generally loses about one person per month due to injury or leaving the department
- The RFD would need approximately 50 or more persons to be fully staffed
- A two-person EMS medical rescue team will operate from Station 19
 - There is not enough staff available for a four-person team at this time

The NAB members and audience had the following questions for Chief Cochran:

- Once it opens in July, will Station 19 have emergency medical service only?
 - Yes, Station 19 will have a two-person medical emergency response team
- What was the percentage of medical calls to Station 19 in the past?
 - Approximately 98% of the calls to Station 19 are made for medical reasons
- How long does it take for Station 11 to respond to a call in the Del Webb area?
 - It would take approximately five to six minutes
- Does Station 11 coordinate with any County fire station?
 - Yes, the City has an agreement with the County for the County to automatically respond to any fires located geographically closer to them
 - The RFD still sends a full response team and only receives help from the County
- How will any change in the opening date for Station 19 be communicated to the NAB members?
 - Council Liaison Jardon will be notified and Community Liaison DiCianno will communicate any changes to the NAB members
- Is there an immediate need for a four-person team at Station 19?
 - Four-person teams are desired at all 12 fire stations
 - The two-person team is an intermediate measure
 - If extra staff is available, they can be moved to Station 19
- Does the City have any restrictions in the area west of McQueen High School where activities such as target shooting and off road vehicle use could potentially ignite a fire and what is the best way to report issues?
 - No burning of trash or campfires is allowed in the City
 - Issues can be reported through Reno Direct

- Who is available to work with Association staff at Somersett to identify possible fire hazards?
 - Reno Direct can be called; code enforcement officers work in parallel with the RFD and can be sent to identify potential hazards

B. UNR Biggest Little Festival Presentation – *Stephanie Chen, UNR*

Brandon Boone, President of the Associated Students of the University of Nevada (ASUN), gave the following background information regarding ASUN:

- ASUN is the student government of UNR
- They have a \$2,600,000 budget drawn from a \$5 per credit fee from all students
- They provide programs and services to the students of UNR
- Their My UniverCity campaign is an initiative to connect UNR students with the City and the City with UNR students
 - Students volunteer with non-profit organizations in the community
 - Dick Taylor Park was chosen by ASUN as the location for the Keep Truckee Meadows Beautiful (KTMB) Adopt-a-Spot program

James Beatty, Associate Director of Student Engagement and Stephanie Chen, Coordinator at the Center for Student Engagement, gave a presentation on the UNR Biggest Little Festival which included the following:

- The festival is an event which will take place on Saturday, September 10th from 3:00 p.m. to 10:00 p.m. on the UNR intramural fields
- It is an outdoor concert based event which will create a noise impact
- There will be a capacity of 8,000 people
 - Last year's event had 5,000 people
- The event has been approved by the fire marshal
- UNR police and ESI security personnel will work the event
- Coordinators are working with a local production company to monitor and limit sound
- Local residents will be notified of this event
- A cleanup of the intramural fields and the surrounding neighborhoods will take place the following day, Sunday, September 11th

The NAB members and audience had the following questions regarding this event:

- Will Waste Management be contacted for this event?
 - Yes, they will be renting a dumpster for this event
 - Free tickets will be provided to student volunteers who cleanup during the event
- When will the concert end?
 - The event will end at 10:00 p.m.
 - Stadium lights be going off at the usual time
- Is this the first time for this event?
 - This is the first time a music festival will be held
 - It is planned to continue on a yearly basis
- Will there be multiple bands?
 - There will be two stages
 - There will be three national acts
 - Local artists will be featured between the national acts
- Is the event open to the public?
 - Yes, it is open to the public
 - Tickets are available for those aged 18 and older

ASUN will return to the Ward 5 NAB meeting in August to provide an update before classes begin in September of 2016.

10. DEVELOPMENT PROJECTS

Development projects 10A and 10B were presented together because they are related.

A. **LDC16-00080 (Raising Cane's North Virginia Street)** - A request has been made for a special use permit to: 1) establish a non-residential use operating between 11:00 p.m. and 6:00 a.m. adjacent to a single family residential use; and 2) reduction in floor to area ratio (FAR) from .5 to .25. The ±14,375 square foot site is located between North Sierra Street and North Virginia Street, ±220 feet south of where the two streets intersect in the Mixed Use/University of Nevada Regional Center/Commercial (MU/UNRC/COMM) zone. The site has a Master Plan land use designation of Special Planning Area/University of Nevada Regional Center.

PLANNER: Jeff Borchardt, Associate Planner

CONTACT NUMBER: (775) 677-6882

EMAIL ADDRESS: borchartj@reno.gov

WARD BOUNDARY: Ward 5

APN: 003-160-03; 04; and 14

NEIGHBORHOOD ADVISORY BOARD MEETING DATE: July 12, 2016

PLANNING COMMISSION HEARING DATE: August 17, 2016

B. **ABN16-00009 (North Sierra Street Abandonment - Raising Cane's)** - A request has been made for an abandonment of a ±17 foot wide by ±113 foot long (±1,906 square feet) unused portion of the North Sierra Street right-of-way to accommodate the development of a ±3,600 square foot restaurant. The proposed abandonment location is approximately ±220 feet south of the intersection of North Sierra Street and North Virginia Street being all that portion of right-of-way adjacent to APN's 003-160-03; -04; and -14.

PLANNER: Jeff Borchardt, Associate Planner

CONTACT NUMBER: (775) 677-6882

EMAIL ADDRESS: borchartj@reno.gov

WARD BOUNDARY: Ward 5

APN: N/A

NEIGHBORHOOD ADVISORY BOARD MEETING DATE: July 12, 2016

PLANNING COMMISSION HEARING DATE: August 10, 2016

Stacie Huggins, Senior Planner with Wood Rodgers, gave a presentation on agenda items 10A and 10B which included the following:

- The Raising Cane's North Virginia Street and North Sierra Street Abandonment projects go together
- A vicinity map of the project site was shown
- The site includes three parcels plus the abandonment on North Sierra Street
- The site is 16,281 square feet including the abandonment
- The site is zoned for Mixed Use and has a land designation of Special Planning Area
- UNR is located to the east and Rancho San Rafael Park is located to the west
- There will be a single access point for both entry and exit
- The abandonment is located on North Sierra Street
 - The abandonment area is 17 feet wide by 113 feet long
 - A map of the abandonment area was shown
 - This area will be used to add four additional parking spaces
- A special use permit has been requested for the following:

- Non-residential use operation from 11:00 p.m. to 6:00 a.m.
 - Hours will be extended to 12:00 a.m. to accommodate college age students
- Reduction in the floor to area ratio (FAR) from .5 to .25
- The building on this site will be split between two owners
 - The south piece will be Raising Cane's
 - The north piece is unknown and will likely be a for food or retail use
- There will be a courtyard with a seating area
- A bicycle rack is included in the plans
- There will be landscape buffering between the business and the single family residence to the south
- This project meets landscaping and pedestrian amendment requirements
- Building elevations for Raising Cane's were shown
 - Building design is consistent with UNR buildings
 - Buildings feature a garage door front design
 - The developer is currently seeking approval of a hand painted UNR mural on the building

Jeff Borchardt, Associate Planner with the City of Reno, added the following regarding this project:

- The request to reduce the FAR from .5 to .25 was made because it is difficult to fit a building on half of the site and meet parking requirements for a larger building
- The site is adjacent to a single family residence so a special use permit is required for extended hours of operation
- The proposed hours of operation are from 9:00 a.m. to 12:00 a.m.
- Landscaping meets requirements
- The abandonment is scheduled to go to City Council on August 10th

The NAB members and audience had the following questions regarding this project:

- Has the single family residence adjacent to this site been checked to verify that is a single family residence?
 - It has not yet been verified if this is a single family residence
 - There appears to be at least two units
- Does the single point of access meet safety requirements?
 - Yes
- Will the extended hours of operation apply to any other businesses which may use this site?
 - Yes, the extended hours of operation will apply as long as the special use permit is valid
- What type of buffer will be used between the site and the single family residence?
 - A six foot wall will be used as a buffer
- Who is the current owner of this property?
 - Unknown
- Will there be any piped in music at the location?
 - No
- Is there a crosswalk located near the site?
 - Yes
- Can smaller parking spaces for motorcycles be used?
 - No, the City does not allow parking spaces to be smaller than the standard size which is 9 by 19 feet

C. **LDC16-00083 (Somerset Village 6)** - This is a request for: 1) a tentative map to develop

a 165 lot single family residential subdivision; and 2) special use permits to allow: a) cuts of 20 feet or more and fills of 10 feet or more; and b) hillside development. The ±167.07 acre site is located on the north side of Somerset Parkway at the north terminus of Hawk Meadow Trail in the Planned Unit Development (PUD-Somerset) zone. The site has a Master Plan Land Use designation of Special Planning Area/McQueen Neighborhood Plan.

PLANNER: Joe Prutch, Senior Planner
CONTACT NUMBER: (775) 785-5853
EMAIL ADDRESS: prutchj@reno.gov
WARD BOUNDARY: Ward 5
APN: 234-011-04. 30 and 47
NEIGHBORHOOD ADVISORY BOARD MEETING DATE: July 12, 2016
PLANNING COMMISSION HEARING DATE: August 3, 2016

Gabe Wittler, Senior Engineer with Odyssey Engineering, gave a presentation on this project which included the following:

- A map of the vicinity of this project was shown
- This project is for Somerset Village 6
- 165 single family residential units are proposed for this site
- The site is 167 acres
- The site includes three land parcels owned by Toll Brothers
- Primary access to this development will run past the fire station
- There will be secondary emergency access
- The development will be a gated community with private streets
- A special use permit is requested for cuts in excess of 20 feet and fills in excess of 10 feet
- There are two major drainage ways on the site
 - Two detention ponds will be constructed on the site
- The site includes 93 acres of open space
- The public trailhead at this site will be relocated
- Slopes will be replanted with vegetation as opposed to use of rock retaining walls
- This project has been pushed out from August 3rd and will go to the planning commission on August 17th

Jeff Borchardt, Associate Planner with the City of Reno added that Village 6 is the last subdivision within Somerset. City staff is currently working with the developer to reduce grading for this project.

The NAB members and audience had the following questions and comments regarding this project:

- Will there be parking for the trailhead located near the development?
 - Yes, there will be approximately 10 parking spaces for the trail
- Why is the trailhead being moved?
 - It was efficient for the design of this community to move the location of the trailhead since this is a private gated community
- Who is funding the trailhead relocation?
 - Toll Brothers
- Why are there only 160 homes on the will serve letter from TMWA?
 - There are five lots located in an outlying area which were not included in the original application
- Will the project increase the flow into the drainage way near the location of the park?
 - Yes

- Concern was voiced regarding possible negative impacts on the park located near the entrance of this development from the drainage way
- Will homes on the north western end of this development be built on a ridge?
 - Yes
- Member Borchard commented that many of the supporting documents for this development project answer questions such as those regarding traffic studies with the reply, “this has already been accounted for in the development plans for Somerset,” and suggested that the answers need to be tracked, reviewed and monitored based on additional new development
- Why are 165 lots being planned if the handbook allows 200?
 - 165 lots are the maximum amount which will fit on this site
- If another developer wanted to build in this village, would they be limited to building 35 lots?
 - Yes
- Lack of snowplowing has been an issue at other developments in Somerset and should be taken into consideration for this project

Ken McNeil, resident of Ward 5, made the following public comment regarding this development project:

- He suggested that the emergency access road on the east side be made into a regular road
 - There could be access issues during a fire with a single point of access
- The large pile of rocks on the hill near this development is an eyesore
 - The rocks were left over from previous construction of rock walls and will be removed
- He suggested that the original location of the trailhead be kept and not moved

Robert Rechin, resident of Ward 5, made the following public comment regarding this development project:

- Who is responsible for the realignment and rebuilding of the trailhead?
 - The developer will realign and rebuild the trailhead, but future adjacent development or construction of roads to the trailhead would be the responsibility of others

D. Update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 5 NAB.

D.1 LDC16-00072 (Wilbur May Arboretum) - A request has been made for a special use permit to construct a 3,600 square foot greenhouse facility in the Single Family Residential - 15,000 square feet (SF15) zone and Washoe County zoning of High Density Suburban (HDS). The site is partially within the City limits and the remainder is within the City's Sphere of Influence. The ±121.79 acre site is located at the southeast corner of North McCarran Boulevard and North Virginia Street (1595 N. Sierra Street - Rancho San Rafael Regional Park). The site has a Master Plan Land Use designation of Special Planning Area/West University Neighborhood Plan. This item was originally heard by the Ward 5 NAB on June 14, 2016.

Jeff Borchardt, Associate Planner, gave the following update on this project:

- This project was approved by the Planning Commission on July 6th
- The Planning Commission conditioned that earth tone vinyl slats be used on the chain link fence

11. BOARD DISCUSSION AND ACTION ITEMS - For Possible Action

None.

12. IDENTIFICATION OF ITEMS TO BE PLACED ON A FUTURE AGENDA OF THE WARD 5 NEIGHBORHOOD ADVISORY BOARD FOR DISCUSSION AND/OR POTENTIAL ACTION - For Possible Action

The following agenda items were identified for the August Ward 5 NAB meeting:

- Update on UNR campus parking and on the UNR Gateway project

Member McNeil announced that the request for a presentation on Congested Area / Recreational Target Shooting can be removed since it has been verified that shooting is not allowed in the City of Reno.

It was asked if a training session is being planned for the NABs. Community Liaison DiCianno replied that Planning Manager Claudia Hanson is researching dates for a training session possibly in September. The session would include all of the NABs and take place from 5:30 p.m. to 8:30 p.m.

It was asked if the vacant position for the Ward 5 NAB can be filled. Member Borchard stated that she is a County resident and that there are other county residents interested in serving as a Ward 5 NAB member. It was also asked if a NAB member can be removed from the NAB if they miss three meetings. It was asked if the Ward 5 NAB member who has attended only one Ward 5 NAB meeting is still interested in being a NAB member.

Community Liaison DiCianno gave the following replies to the above:

- One vacancy on the Ward 5 NAB has been advertised by the City
- The rule that a NAB member can be removed if they miss three meetings was part of the old bylaws
- The Ward 5 NAB member who has only attended one meeting is still interested in serving as a NAB member
- She will speak with Council Liaison Jardon regarding additional NAB members

13. CONFIRMATION OF NEXT NAB CHAIRPERSON

Member Scoggin was confirmed as the chair for the next Ward 5 NAB meeting on August 9, 2016.

- 14. PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

Chair Rossi made the following public comment:

- He attended the July Ward 3 NAB meeting
- He reported that the Ward 3 NAB discussed support for expanding notice of development projects to renters and inclusion of easy to understand language and notice that the public can attend NAB meetings to address issues regarding development projects
- The Senior Connect newsletter put out by the City of Reno will now include information about the NAB meetings per his suggestion to do so

15. ADJOURNMENT (For Possible Action)

It was moved by member Scoggin seconded by member Specter to adjourn the meeting at 7:25 p.m. The motion carried: members Benner, Borchard, Fadrowsky, McNeil, Rossi, Scoggin, Sharp and Specter assenting; members Giroux and Serpa absent; and one position vacant.